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Putting your home on the map

College Lane, Redruth Highway,

£365,000
Freehold

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Property Introduction

'Chy Noweth' is a beautifully presented property boasting an exceptionally high standard of finish, with a feature oak staircase and glass balustrade combining well with generously proportioned rooms benefiting from uPVC double glazed windows and a gas fired central heating system.

An entrance porch gives access into a superb fitted kitchen/diner offering a good range of high gloss finish storage cupboards along with integrated appliances creating an ideal entertaining space for both family and friends. A large reception room with double doors accesses out onto the garden, therefore enjoying a great deal of natural light whilst a cloakroom completes the ground floor accommodation. To the first floor are two spacious double bedrooms along with a family bathroom with both a shower cubicle and bath.

Outside, to the front of the property, there are off-road parking facilities for approximately two vehicles with feature stone Cornish wall running the full length of the left-hand boundary, while a pathway to the other side leads round to a low maintenance garden with two raised decks and a paved patio.

Location

The property is ideally situated for accessing the main A30 trunk road enabling travelling to other parts of the county and beyond that much easier.

Nearby can be found Treskerby Park and Scorrier Woods, whilst the town of Redruth is also easily accessible and offers a good range of shops and amenities along with a mainline Railway Station operating to London Paddington and the north of England. Other facilities include local schooling - with both primary and secondary which enjoy a good reputation.

For those who enjoy outside pastimes, the popular Tehidy Country Park is located at Tehidy with this being the gateway to the spectacular North Coastal path and its wonderful clifftop walks accessing many certain beaches, such as Porthtowan, Portreath and Gwithian and Tehidy Golf Course.

The cathedral city of Truro lies approximately ten miles distant - this being the main centre in Cornwall for business and shopping and is renowned for its gothic three-spired cathedral and is home to the Hall for Cornwall.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

Wood flooring and radiator. Half glazed oak veneer door to:-

KITCHEN/DINER 22' 3" x 13' 3" (6.78m x 4.04m) maximum measurements, plus recess

An impressive room with a uPVC double glazed window to the front with built-in window shutters. Featuring a range of base high gloss storage cupboards having a range of working surfaces and incorporating an inset one and a quarter stainless steel sink unit with mixer tap. Integrated cooker, hob, stainless steel extractor fan, freezer, dishwasher and fridge. Three-drawer pan storage cupboard, plumbing for automatic washing machine, attractive feature oak staircase with glass balustrade with useful storage cupboard under and gas boiler. Tiled flooring and radiator.

CLOAKROOM

uPVC double glazed window to the side. Close coupled WC, wash hand basin with double storage cupboard under, chrome heated towel rail, extractor fan and oak door to kitchen. Tiled flooring.

LOUNGE 18' 0" x 13' 4" (5.48m x 4.06m)

uPVC double glazed doors opening onto the rear garden and a uPVC double glazed window to the rear with fitted window shutters. Oak door to the kitchen/diner and downlighters. Radiator.

Returning to kitchen/diner, stairs to:-

FIRST FLOOR LANDING

'Velux' window to the side. Doors off to:-

BEDROOM ONE 15' 1" x 13' 2" (4.59m x 4.01m) maximum measurements into eaves space, restricted headroom to one wall

'Velux' window to the side and a uPVC double glazed window to the rear. Eaves storage space, canopy style ceiling and oak veneer door to landing. Radiator.

BEDROOM TWO 16' 8" x 15' 2" (5.08m x 4.62m) maximum measurements into eaves space, restricted headroom to one wall

uPVC double glazed window to the front with fitted window shutters. Eaves storage space, canopy style ceiling and oak veneer door to landing. Radiator.

BATHROOM

Shower cubicle, bath with tiled surround, wash hand basin with double storage cupboard under, tiled splashback and mirror, close coupled WC, chrome heated towel rail, 'Velux' window, extractor fan and oak veneer door to landing. Tiled flooring.

OUTSIDE

Immediately to the front of the property are two off-road parking spaces with a feature Cornish stone wall which runs the whole length of the left-hand boundary. A gateway via the side of the property leads round to the rear garden which has been designed with low maintenance in mind with two raised decked entertaining spaces along with a paved patio and a variety of shrubs and trees with an additional area to the other side of the property being utilised for storage.

SERVICES

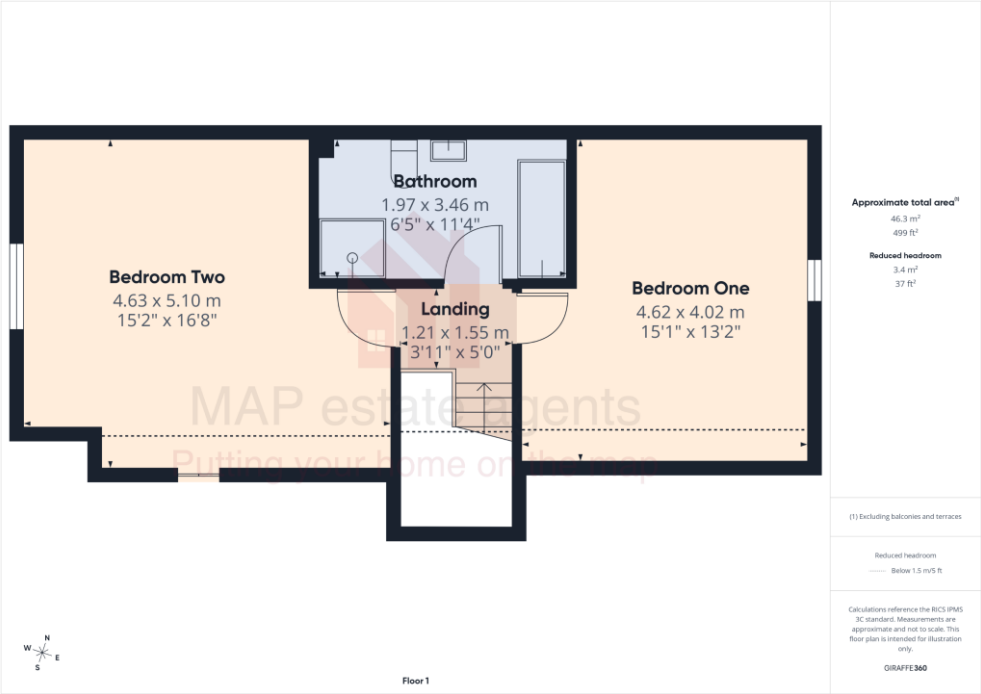
Mains drainage, mains water, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

Proceeding down Mount Ambrose on the A393, just before the double roundabout, turn right into New Lane. Continue to the end turning left into Treskerby taking the next turning on the right-hand side into College Lane. The property is then located on the left-hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words:
sliders.bungalows.brands



MAP's top reasons to view this home

- A modern detached contemporary home
- Constructed in 2017
- Two double bedrooms
- Impressive and spacious fitted kitchen/diner
- Large reception room with double doors to garden
- First floor bathroom, plus additional ground floor cloakroom
- Gas fired central heating, uPVC windows and doors
- Exceptional high quality finish
- Enclosed low maintenance rear gardens
- Off-road parking for two vehicles

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